



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 4, 2010

REQUEST: Street Closing/Three Alleys (5 Feet, 10 Feet, And 25 Feet) between the 400 Blocks of East 23rd and 24th Streets

RECOMMENDATION: Approval, subject to comments from the Department of General Services.

STAFF: Kenneth Hranicky

PETITIONER: Department of Housing and Community Development

OWNER: Mayor and City Council

SITE/GENERAL AREA:

Site Conditions: The right-of-ways to be closed are located within the Barclay neighborhood area. The right-of-ways are alleys located in the rear of the 400 block of E. 23rd Street behind the addresses of 400 through 418 E. 23rd Street. The alleys are interconnected with each other and are of varying widths and lengths to occupy approximately 2,490 square feet and have the combined length of approximately 241 feet.

General Area: The area is characterized by residential uses. The area is located in R-8 zoning district.

HISTORY

- Ordinance Number 78-927, approved December 13, 1978, established the Barclay Urban Renewal Plan.
- Amendment No. 2, dated September 1, 1988, approved by the Mayor and City Council of Baltimore by Ordinance No. 251, dated March 23, 1989.

CONFORMITY TO PLANS

The proposal to close the alleys is compatible with LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

ANALYSIS

The Department of Housing and Community Development has requested the closing of these alleyways to consolidate this area with other adjoining City-owned properties into one lot and

offer it for redevelopment. The alleys abut two churches and their consent has been given for these closings. All remaining abutting properties are under City control.

It is staff's finding that these streets and alleys are not needed to provide access to adjacent properties. Thus, the subject streets and alleys are no longer needed for public purposes and can be closed; the right-of-ways declared surplus property and sold.

In advance of today's hearing on this matter, staff mailed the East Baltimore Community Corporation, Inc., East Baltimore Midway/Barclay Community Development Corporation, Inc., Eastern District Police-Community Relations Council, Greater Homewood Community Corporation, Inc., North Baltimore Civic/Home Improvement Association, People's Homesteading Group, Inc., Barclay Leadership Council, Station North Arts & Entertainment District, St. Matthews United Methodist Church, Saint Paul Peace and Harmony Free Will Baptist Church notification of this action.

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Director